

PB# 07-30

**Woodside Crossing
(LLC)**

54-3-26 & 27

TOWN OF NEW WINDSOR
PLANNING BOARD
APPROVED COPY
DATE: 4-22-08

07-30 Woodside Crossing-Lt Chg
(Orleans Bldg) Station Rd. (Middle Earth Sub)

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/24/2008

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 7-30

NAME: WOODSIDE CROSSING PA2007-491

APPLICANT: ORLEANS HOMEBUILDERS, INC.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
04/22/2008	PLANS STAMPED	APPROVED
12/12/2007	P.B. APPEARANCE	LA;ND WVE PH APPR

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/24/2008

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 7-30

NAME: WOODSIDE CROSSING PA2007-491

APPLICANT: ORLEANS HOMEBUILDERS, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/08/2008	APPROVAL FEE	CHG	150.00		
04/22/2008	REC. CK. #234728	PAID		150.00	
		TOTAL:	150.00	150.00	0.00



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4689

OFFICE OF THE PLANNING BOARD

April 9, 2008

Maser Consulting, P.A.
1607 Rt. 300, Suite 101
Newburgh, NY 12550

ATTN: ANDREW FETHERSTON

SUBJECT: P.B. #07-30 LOT LINE CHANGE - WOODSIDE CROSSING

Dear Andrew:

Please find attached printouts of fees due for subject project.

Please contact your client, the applicant, and ask that payment be submitted in separate checks, payable to the Town of New Windsor, as follows:

Check #1 – Approval Fee.....	\$	150.00
Check #2 – Amount over escrow posted.....	\$	490.20

Upon receipt of these checks and ten (10) sets of plans **(with at least five (5) sets being folded)** and a mylar, I will have the plans stamped and signed approved.

If you have any questions in this regard, please contact my office.

Very truly yours,

Myra L. Mason
Myra L. Mason, Secretary To The
NEW WINDSOR PLANNING BOARD

MLM

FAXED

4-10-08

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/10/2008

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 7-30

NAME: WOODSIDE CROSSING PA2007-491

APPLICANT: ORLEANS HOMEBUILDERS, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
10/24/2007	REC. CK. #224211	PAID		200.00	
12/12/2007	P.B. MINUTES	CHG	42.00		
04/08/2008	P.B. ATTY FEE	CHG	315.00		
04/08/2008	P.B. ENGINEER	CHG	333.20		
		TOTAL:	690.20	200.00	490.20

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/10/2008

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 7-30
NAME: WOODSIDE CROSSING PA2007-491
APPLICANT: ORLEANS HOMEBUILDERS, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/08/2008	APPROVAL FEE	CHG	150.00		
			-----	-----	-----
		TOTAL:	150.00	0.00	150.00

Apr 8/2008

Dra Loeb, Heller, Kennedy, Gogerty, Gaba & Rodd P

Page: 1

Client Ledger
ALL DATES

Date	Received From/Paid To	Che#	Repts	General	Fees	Bld	Trust Activity	Balance
Entry #	Explanation	Rec#		Disbs		Inv#	Repts	Disbs
12132	TOWN OF NEW WINDSOR							
6085944	WOODSIDE CROSSING PB# 07-30 LOT LINE CHANGE-							
Nov 8/2007	Lawyer: DRC 0.30 Hrs X 175.00				52.50	5649		
104266	REVIEW APPLICATION AND LOT							
	LINE CHANGE PLAN PB# 07-30							
Dec 10/2007	Lawyer: DRC 0.30 Hrs X 175.00				52.50	6004		
110394	REVIEW APPLICATION MATERIALS							
	PB# 07-30							
Dec 10/2007	Lawyer: DRC 0.10 Hrs X 175.00				17.50	6004		
110395	REVIEW M EDSALL'S COMMENTS PB#							
	07-30							
Dec 12/2007	Lawyer: DRC 0.30 Hrs X 175.00				52.50	6004		
110527	ATTEND PLANNING BOARD MEETING							
	PB# 07-30							
Dec 15/2007	Lawyer: DRC 0.80 Hrs X 175.00				140.00	6004		
110963	PREPARE RESOLUTIONS ADOPTING A							
	NEGATIVE DECLARATION, THE							
	NEGATIVE DECLARATION AND THE							
	RESOLUTION GRANTING THE LOT							
	LINE CHANGE PB# 07-30							
Dec 20/2007	Billing on Invoice 5649				0.00	5649		
111656	FEES 52.50							
Jan 4/2008	TOWN OF NEW WINDSOR	012320	52.50					
113965	PMT - PAYMENT ON ACCOUNT							
Jan 18/2008	Billing on Invoice 6004				0.00	6004		
116965	FEES 262.50							
Feb 8/2008	TOWN OF NEW WINDSOR	012687	262.50					
122653	PMT - PAYMENT ON ACCOUNT							

TOTALS	CHE	UNBILLED	RECOV	FEES	TOTAL	DISBS	FEES	TAX	RECEIPTS	BALANCES	TRUST
PERIOD	0.00	0.00	0.00	0.00	0.00	0.00	315.00	0.00	315.00	0.00	0.00

REPORT SELECTIONS - Client Ledger

Layout Template

Requested by

Finished

Ver

Matters

Clients

Major Clients

Client Intro Lawyer

Matter Intro Lawyer

Responsible Lawyer

Assigned Lawyer

Type of Law

Select From

Matters Sort by

New Page for Each Lawyer

New Page for Each Matter

No Activity Date

Firm Totals Only

Totals Only

Entries Shown - Billed Only

Entries Shown - Disbursements

Entries Shown - Receipts

Entries Shown - Time or Fees

Entries Shown - Trust

Incl. Matters with Retainer Bal

Incl. Matters with Neg Unbld Disb

Trust Account

Working Lawyer

Include Corrected Entries

Show Check # on Paid Payables

Show Client Address

Consolidate Payments

Show Trust Summary by Account

Printed from

Default

Rose Thoma

Tuesday, April 08, 2008 at 09:29:01 AM

8.20c

6085944

All

All

All

All

All

All

All

Active, Inactive Matters

Default

No

No

Dec 31/2199

No

No

No

Yes

Yes

Yes

Yes

No

No

All

All

No

No

No

No

No

Register

07-30

AS OF: 04/07/08

PAGE: 1

HISTORICAL CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSO

TASK: 7- 30

TASK-NO	REC	--DATE--	TEAM	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	-----DOLLARS-----			
									TIME	EXP.	BILLED	BALANCE
7-30	239477	07/05/07	TIME	MJE	WS	WOODSIDE KING W/S	119.00	0.40	47.60			
7-30	239602	07/19/07	TIME	MJE	WS	WOODSIDE KING L/L	119.00	0.40	47.60			
7-30	241412	11/30/07	TIME	MJE	MR	R/V L/L PLAN/MIDERTH	119.00	0.50	59.50			
7-30	241471	12/05/07	TIME	MJE	MR	WOODSIDE LL	119.00	0.50	59.50			
7-30	241472	12/05/07	TIME	MJE	MC	WOODSIDE RMC:FEATHER	119.00	0.20	23.80			
7-30	241531	12/10/07	TIME	MJE	MR	ORLEANS LL APP	119.00	0.20	23.80			
7-30	241533	12/10/07	TIME	MJE	PM	MTG/GA:ORLEANS	119.00	0.20	23.80			
7-30	241489	12/12/07	TIME	MJE	MM	OrleansMillerth LL AP	119.00	0.10	11.90			
7-30	241529	12/12/07	TIME	MJE	MM	ORLEANS LL	119.00	0.30	35.70			
									333.20			
7-30	241568	12/18/07				BILL 07-3386					-249.90	
7-30	241722	12/31/07				BILL 08-432 1/22/08					-83.30	
											-333.20	
7-30	244838	12/18/07										
TASK TOTAL									333.20	0.00	-333.20	0.00
GRAND TOTAL									333.20	0.00	-333.20	0.00

**RESOLUTION ADOPTING A NEGATIVE DECLARATION
FOR A LOT LINE CHANGE APPLICATION**

*Woodside Crossing
PB # 07-30*

WHEREAS, an application was made to the Planning Board of the Town of New Windsor for approval of a lot line change by Orleans Homebuilders, Inc (the "applicant") for a project described as the "Woodside Crossing Lot Line Change";

WHEREAS, the subject site consists of 3.43 acres of land and comprised of two tax map parcels in the Town of New Windsor (Municipality) identified on the tax map as section 54, block 3, and lots 26 & 27 (SBL 54-3-26 & 27); and

WHEREAS, the action involves a request for a lot line change, which is a minor subdivision in the Town of New Windsor; and

WHEREAS, the applicant has submitted a fully executed short form Environmental Assessment Form ("EAF") pursuant to the New York State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, the Planning Board conducted an uncoordinated SEQRA review for this project; and

WHEREAS, during the course of the Planning Board's review of the Applicant's proposed subdivision plat, the Planning Board received and considered correspondence from the public as well as the Town's consultants; and

WHEREAS, on December 12, 2007 the Planning Board waived the public hearing; and

WHEREAS, the Planning Board has carefully considered all of the comments raised by the public, the Board's consultants, and other interested agencies, organizations and officials, including those presented at numerous meetings of the Board as well as those submitted separately in writing; and

WHEREAS, the applicant has submitted a proposed subdivision plat consisting of one sheet, prepared by Maser Consulting P.A. dated September 14, 2007, with no revisions; and

WHEREAS, the Planning Board has determined that the Proposed Action minimizes or avoids significant environmental

impacts and, therefore, the accompanying Negative Declaration is hereby adopted as part of the approval of the lot line change.

NOW, THEREFORE, be it resolved as follows:

1. The Planning Board is lead agency for an uncoordinated review of this action;
2. This is an Unlisted Action for SEQRA purposes;
3. The EAF submitted by the applicant has been fully reviewed and considered by the Planning Board;
4. Having reviewed with due care and diligence the EAF submitted by the applicant, the application herein and all pertinent documentation and testimony received at the public hearing, it is determined that the proposed action will not have, nor does it include, the potential for significant adverse environmental impacts;
5. The Planning Board hereby adopts the SEQRA "Negative Declaration" annexed hereto.

Upon motion made by Member _____, seconded by Member _____, the foregoing resolution was adopted as follows:

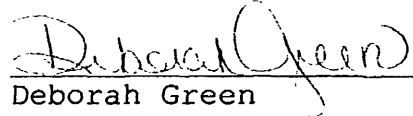
Member, Daniel Gallagher	Aye	Nay	Abstain	Absent
Member, Howard Brown	Aye	Nay	Abstain	Absent
Member, Neil Schlesinger	Aye	Nay	Abstain	Absent
Member, Henry Vanleeuwen	Aye	Nay	Abstain	Absent
Chairman, Genaro Argenio	Aye	Nay	Abstain	Absent
- - -				
Alternate, Henry Schieble	Aye	Nay	Abstain	Absent

Dated: December 12, 2007

New Windsor, New York


Genaro A. Aguirre, Chairman

Filed in the Office of the Town Clerk on this 21st day
of December, 2007.


Deborah Green
Town Clerk

**TOWN OF NEW WINDSOR PLANNING BOARD
COUNTY OF ORANGE**

NEGATIVE DECLARATION

*Woodside Crossing
PB# 07-30
(S-B-L: 54-3-26 and 54-3-27)*

PLEASE TAKE NOTICE that, according to the provisions of Article 8 of the Environmental Conservation Law and the New York Code of Rules and Regulations Part 617, the Town of New Windsor Planning Board has adopted a Negative Declaration for the project named below. The Planning Board is serving as Lead Agency for this Unlisted Action, for an Uncoordinated review of this Unlisted Action.

Name of Project: Woodside Crossing Lot Line Change
Action Type: Unlisted Action; Uncoordinated Review
Location: Town of New Windsor, County of Orange
Location: Luthien Forest Road
Zoning District: R-1
Tax Map Parcel: 54-3-26 and 54-3-27

Summary of Action:

The action involves a request for a lot line change between residential lots for two parcels located in the R-1 District in the Town of New Windsor. The applicant proposes to change the lot line between the drainage lot being dedicated to the Town and Lot 26 of the project site.

Reasons Supporting the Negative Declaration:

Based on its consideration of the available information, the Planning Board finds there would be no significant adverse environmental effects associated with granting the lot line change.

No new lots will be created by virtue of this lot line change. The lot line change will accommodate the dedication of a lot reserved solely for use in controlling drainage from the subdivision. The proposed lot line change is considered to comply with all currently existing zoning requirements and municipal plans for the Town of New Windsor, and is consistent with the community character. Neither solid waste generation, energy consumption, nor public service demands would be significant or excessive for the realigned lots within this resubdivision. No other potentially significant harmful environmental impacts are identified.

Date of Adoption of Negative Declaration: December 12, 2007
Agency Address: Town of New Windsor Planning Board
Town Hall – 555 Union Avenue
New Windsor, New York 12553
Tel. (845) 563-4615
Contact Person: Genaro Argenio, Planning Board Chairman

RESOLUTION GRANTING A LOT LINE CHANGE

*Woodside Crossing
PB # 07-30*

WHEREAS, an application was made to the Planning Board of the Town of New Windsor for approval of a lot line change by Orleans Homebuilders, Inc (the "applicant") for a project described as the "Woodside Crossing Lot Line Change";

WHEREAS, the subject site consists of 3.43 acres of land and comprised of two tax map parcels in the Town of New Windsor (Municipality) identified on the tax map as section 54, block 3, and lots 26 & 27 (SBL 54-3-26 & 27); and

WHEREAS, the action involves a request for a lot line change, which is a minor subdivision in the Town of New Windsor; and

WHEREAS, the applicant has submitted a fully executed short form Environmental Assessment Form ("EAF") pursuant to the New York State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, the Planning Board conducted an uncoordinated SEQRA review for this project; and

WHEREAS, during the course of the Planning Board's review of the Applicant's proposed lot line change, the Planning Board received and considered correspondence from the public as well as the Town's consultants; and

WHEREAS, on December 12, 2007 the Planning Board waived the public hearing; and

WHEREAS, the Planning Board has carefully considered all of the comments raised by the public, the Board's consultants, and other interested agencies, organizations and officials, including those presented at numerous meetings of the Board as well as those submitted separately in writing; and

WHEREAS, the applicant has submitted a proposed subdivision plat consisting of one sheet, prepared by Maser Consulting P.A. dated September 14, 2007, with no revisions; and

WHEREAS, the applicant is seeking subdivision approval for the lot line change, which would not create any new lots nor result in any additional disturbances beyond that previously reviewed for this application;

WHEREAS, the Planning Board has heretofore determined that the Proposed Action minimizes or avoids significant environmental impacts and, adopted a Negative Declaration as part of the approval of a lot line change.


NOW, THEREFORE, the Planning Board finds that the applicant has satisfied the requirements of Town Code § 300-86 and approves the lot line change subject to the following terms and conditions:

1. The applicant shall pay all outstanding fees due the Town in connection with this application;
2. The applicant shall make any required revisions to the subdivision plat to the satisfaction of the Planning Board Engineer and Planning Board Attorney;
3. The applicant shall secure all necessary permits, approvals and authorizations required from any other agency, if required;
4. The applicant shall submit proof of satisfaction of the foregoing conditions and submit a plat for signature within six months of the date of this resolution.

Upon motion made by Member _____, seconded by Member _____, the foregoing resolution was adopted as follows:

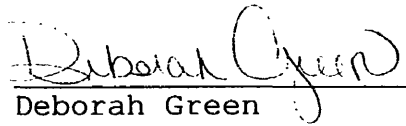
Member, Daniel Gallagher	Aye	Nay	Abstain	Absent
Member, Howard Brown	Aye	Nay	Abstain	Absent
Member, Neil Schlesinger	Aye	Nay	Abstain	Absent
Member, Henry Vanleeuwen	Aye	Nay	Abstain	Absent
Chairman, Genaro Argenio	Aye	Nay	Abstain	Absent
- - -				
Alternate, Henry Schieble	Aye	Nay	Abstain	Absent

Dated: December 12, 2007
New Windsor, New York



Genaro Argonio, Chairman

Filed in the Office of the Town Clerk on this 27th day
of December, 2007.



Deborah Green
Town Clerk

ORLEANS_HOMEBUILDERS_LOT_LINE_CHANGE_(07-30)

MR. ARGENIO: Orleans Homebuilders, lot line change, former Middle Earth major subdivision. Application proposes a lot line change between the two referenced tax lots which are number 26 in the middle of the subdivision and the drainage district lot. Sir, what's your name?

MR. DATES: Justin Dates.

MR. ARGENIO: This is near my house on the top of the hill, the one where we had to leave the buffer zone along Station Road.

MR. GALLAGHER: Where they wanted to cut down the woods and we asked them not to?

MR. ARGENIO: Same one. I'm going to speak for a second and if I miss something cause I think I have an understanding of this, if I miss something then I want you to chime in. It's my understanding that this, correct me if I'm wrong, what's driving this is they showed water retention and water quality ponds on the site which were approved by Edsall's SWPPP people, they meet the requirements, they went to the DEC, they meet the DEC's requirements, DEC subsequently showed up on the site post beginning of construction and they said no, we think this pond is not big enough, we want the pond bigger. And they said make the pond bigger and the owner said well, how do I make the pond bigger, I don't have enough property in the drainage district. Is that correct?

MR. EDSALL: Correct.

MR. ARGENIO: To make the property bigger and the DEC said we don't care what you do, work it out. It's my impression that the owner said we have a large lot

along the drainage district where the pond is, we're going to take X acres, a third, a half, one acre from that lot and we'll give you the pond that you need. Is that close?

MR. DATES: Yes.

MR. ARGENIO: How close is it?

MR. DATES: Basically, the proposed pond doubled in size from the existing plans. So in doing so we had to enlarge the lot that the pond is encompassed.

MR. ARGENIO: Can I ask you a question and I asked Mark and he didn't know, he didn't have the exact information, what's the DEC's logic, hydrologic calculations and flow calculations dictate that something should be X, what's the logic in them coming subsequent to construction beginning and saying no, we don't or is it not as arbitrary and I described it?

MR. DATES: I think when they came out onto this site there were some drainage issues, there's quite a large wetlands back here under the Army Corps. jurisdiction but there was some issues with runoff and the wetlands and they wanted to mitigate.

MR. ARGENIO: Bet the wetlands were muddy.

MR. DATES: Right.

MR. ARGENIO: Contractor was sloppy or not, the wetlands are muddy and they said do more mitigation.

MR. DATES: Yes.

MR. ARGENIO: That's a good answer.

MR. SCHLESINGER: Is lot number 26 a proposed dwelling lot?

MR. DATES: Yes.

MR. EDSALL: It ends up being shaped like a boomerang.

MR. SCHLESINGER: It's not affecting any setbacks or anything like that.

MR. EDSALL: It meets the zoning but it's an odd shaped lot.

MR. SCHLESINGER: There hasn't been any house being constructed there or anything yet, has there?

MR. DATES: Not on this lot.

MR. ARGENIO: I drove back there last week, nothing.

MR. DATES: It was approved by DEC.

MR. ARGENIO: Anybody sees fit I will accept a motion that we declare ourselves lead agency.

MR. SCHLESINGER: So moved.

MR. GALLAGHER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board declare itself lead agency for the Woodside Crossing lot line change. If there's no further discussion, roll call.

ROLL CALL

MR. SCHEIBLE	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. SCHLESINGER	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Public hearing I'll go to my left this time. Danny, you want to give us some thoughts on this? This is in the back, Army Corps. wetlands and there's been no lots built, no homes built on the lots yet with the exception of I think the brand new home up on the top and I think they have a couple foundations started down the road.

MR. DATES: Yes, they have the model home right up on Brandy Wine and Station and then I believe there's two or three coming down Brandy Wine that they're working on.

MR. ARGENIO: And this is all the way in the back beyond Brandy Wine?

MR. DATES: This is the intersection of Brandy Wine and Forrest.

MR. BABCOCK: They pretty much on all the lots they would be sending letters to themselves.

MR. GALLAGHER: They're not lots that have been sold off yet.

MR. BABCOCK: No.

MR. GALLAGHER: No problem.

MR. SCHLESINGER: Absolutely not.

MR. SCHEIBLE: No.

MR. BROWN: No.

MR. ARGENIO: I'll accept a motion waiving the--

MR. SCHLESINGER: So moved.

MR. BROWN: Second it.

MR. ARGENIO: Motion has been made and seconded to waive the public hearing for Orleans Homebuilders. No further discussion, roll call.

ROLL CALL

MR. SCHEIBLE	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. SCHLESINGER	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Accept a motion we declare negative dec.

MR. SCHLESINGER: Motion made.

MR. SCHEIBLE: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board declare negative dec under the SEQRA process for the Orleans subdivision on Station Road. If there's no further discussion, roll call.

ROLL CALL

MR. SCHEIBLE	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. SCHLESINGER	AYE
MR. ARGENIO	AYE

MR. ARGENIO: You guys have anything else on this, Hank, Howard, Danny?

MR. GALLAGHER: No.

MR. SCHLESINGER: No.

December 12, 2007

46

MR. ARGENIO: I'll accept a motion for final.

MR. SCHLESINGER: Motion made for final approval.

MR. BROWN: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board offer final approval for the lot line change for Orleans Homebuilders on Station Road. If there's no further discussion from the board members, roll call.

ROLL CALL

MR. SCHEIBLE	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. SCHLESINGER	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Thank you, sir.



PROJECT: Orleans P.B. # 07-30

NEGATIVE DEC:

M Schl S) Schl VOTE: A 5 N 0
CARRIED: Y ✓ N

PUBLIC HEARING: **WAIVED:** ✓ **CLOSED:** **FINAL:**

SEND TO O.C. PLANNING: Y____ RETURN TO WORK SHOP: Y__ N__

SEND TO DEPT. OF TRANS: Y___ REFER TO Z.B.A.: M)___ S)___ VOTE: A___ N___

CONCEPTUAL: _____ PRELIMINARY: _____ COND. FINAL: ✓ FINAL: _____

NEED NEW PLANS: Y ____ N ____

[illegible]

MEETING DATE: December 12, 2007

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/24/2007

LISTING OF PLANNING BOARD FEES
ESCROW

PAGE: 1

FOR PROJECT NUMBER: 7-30
NAME: WOODSIDE CROSSING PA2007-491
APPLICANT: ORLEANS HOMEBUILDERS, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	AMT-PAID	--BAL-DUE
10/24/2007	REC. CK. #224211	PAID		200.00	
		TOTAL:	0.00	200.00	-200.00

Phenya
11-8-07

THIS CHECK IS VOID WITHOUT A PURPLE & BLUE BORDER AND BACKGROUND PLUS A KNIGHT & FINGERPRINT WATERMARK ON THE BACK - HOLD AT ANGLE TO VIEW

P.B. #0730 ESCROW

ORLEANS CORPORATION 215-245-7500
455 LARCHMONT BLVD
MT. LAUREL, NJ 08054

WACHOVIA BANK

3-1/310

DATE	CHECK NO.	AMOUNT
10/11/07	224211	\$*****200.00

TWO HUNDRED DOLLARS AND 00 CENTS

NOT VALID AFTER 90 DAYS

PAY
TO THE
ORDER
OF

TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, NY 12553

[Signature]

AUTHORIZED SIGNATURE

SIGNATURE AREA CONTAINS A KNIGHT & FINGERPRINT CHECK WORDING
U.S. PATENTS 5,813,793; 5,773,548; 5,841,123; 5,754,451; 5,841,064; 6,036,000

⑈022421⑈ ⑆031000503⑆ 2100003194840⑈

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#857-2007

11/08/2007

Orleans Corporation *PB # 07-30*

Received \$ 75.00 for Planning Board Fees, on 11/08/2007. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (845) 563-4615
Fax: (845) 563-4689

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision____ Lot Line Change xx Site Plan____ Special Permit____

Tax Map Designation: Sec. 54 Block 3 Lot 26 & 27

BUILDING DEPARTMENT PERMIT NUMBER:

PA 2007 - 491
MUST FILL IN THIS NUMBER

1. Name of Project Woodside Crossing

2. Owner of Record Orleans Homebuilders, Inc. Phone 215-245-7500

Address: 3333 Street Road, One Greenwood Square, Suite 101, Bensalem, PA 19020
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Kevin Moran Phone 215-245-7500

Address: 3333 Street Road, One Greenwood Square, Suite 101, Bensalem, PA 19020
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Maser Consulting P.A. Phone 845-564-4495

Address: 1607 Route 300, Suite 101, Newburgh, NY 12550
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney____ Phone____

Address____
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

<u>Andrew Fetherston</u>	<u>845-564-4495</u>	<u>845-564-0278</u>
(Name)	(Phone)	(fax)

7. Project Location: On the West side of Luthien Forest Road
(Direction) (Street)

8. Project Data: Acreage 3.43 Zone R-1 School Dist. Washingtonville

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No XX

***This information can be verified in the Assessor's Office.**

***If you answer yes to question 9, please complete the attached AAgricultural Data Statement.**

10. Detailed description of Project: (Use, Size, Number of Lots, etc.) Lot line change
between two existing lots within a previously approved residential
subdivision.

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no XX

12. Has a Special Permit previously been granted for this property? yes _____ no XX

IF THIS APPLICATION IS SIGNED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

17 DAY OF September 2007

CAROL L. TOLL ZACHMANN
Notary Public, State of New York
No. 01T04894610
Qualified in Orange County
Commission Expires Sept. 24, 2009

Carol L. Toll Zachmann

NOTARY PUBLIC

(OWNER'S SIGNATURE)

Kevin Moran

(AGENT'S SIGNATURE)

Kevin Moran

Please Print Agent's Name as Signed

TOWN USE ONLY:

07-30

DATE APPLICATION RECEIVED

APPLICATION NUMBER

AGENT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

Orleans Homebuilders, Inc., Kevin Moran, deposes and says that he resides
(OWNER)
at 3333 Street Road, One Greenwood Square, Suite 101 in the County of Bucks
Bensalem, (OWNER'S ADDRESS)
PA 19020
and State of Pennsylvania and that he is the owner of property tax map
(Sec. 54 Block 3 Lot 26)
designation number (Sec. 54 Block 3 Lot 27) which is the premises described in
the foregoing application and that he designates:

Andrew Fetherston, 1607 Route 300, Suite 101, Newburgh, NY 12550
(Agent Name & Address)

Andrew Fetherston, 1607 Route 300, Suite 101, Newburgh, NY 12550
(Name & Address of Professional Representative of Owner and/or Agent)

as his agent to make the attached application.

**THIS DESIGNATION SHALL BE EFFECTIVE UNTIL WITHDRAWN BY THE OWNER OR
UNTIL TWO (2) YEARS FROM THE DATE AGREED TO, WHICH EVER IS SOONER.**

SWORN BEFORE ME THIS:

Owner's Signature (MUST BE NOTARIZED)

17 DAY OF September 2007)

CAROL L. TOLL ZACHMANN
Notary Public, State of New York
No. 01T04894610
Qualified in Orange County
Commission Expires Sept. 24, 2009

Carol L. Toll Zachmann
NOTARY PUBLIC

Kevin Moran
Agent's Signature (If Applicable)

Andrew Fetherston
Professional Representative's Signature


**** PLEASE NOTE: ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.**

THIS PROXY SHALL BE VOID TWO (2) YEARS AFTER AGREED TO BY THE OWNER

**TOWN OF NEW WINDSOR PLANNING BOARD
SUBDIVISION/LOT LINE CHANGE CHECKLIST**

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration for being placed on the Planning Board Agenda:

1. X Name and address of Applicant.
- * 2. X Name and address of Owner.
3. X Subdivision name and location
4. X **Provide 4" wide X 2" high box (IN THE LOWEST RIGHT CORNER OF THE PLAN) for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SUBDIVISION PLAN)**

SAMPLE: 
5. X Tax Map Data (Section, Block & Lot).
6. X Location Map at a scale of 1" = 2,000 ft.
7. X Zoning table showing what is required in the particular zone and what applicant is proposing.
8. X Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
9. X Date of plat preparation and/or date of any plat revisions.
10. X Scale the plat is drawn to and North arrow.
11. X Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
12. X Surveyor's certificate.
13. X Surveyor's seal and signature.
14. X Name of adjoining owners.
15. X Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
- * 16. N/A Flood land boundaries.
17. N/A A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.

18. X Final notes and bounds.
19. X Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
20. X Include existing or proposed easements.
21. X Right-of-way widths.
22. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
23. X Lot area (in square feet for each lot less than 2 acres).
24. X Number the lots including residual lot.
25. X Show any existing waterways.
- *26. N/A A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
27. N/A Applicable note pertaining to owner's review and concurrence with plat together with owner's signature.
28. X Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
29. X Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
30. N/A Show all and proposed on-site A septic system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
31. N/A Provide A septic system design notes as required by the Town of New Windsor.
32. X Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
33. X Indicate percentage and direction of grade.
34. X Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
35. N/A Indicate location of street or area lighting (if required).

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. N/A Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
37. N/A A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY: Charles Lettner 10/19/07
Licensed Professional Date

⌘ ⌘ ⌘ ⌘ ⌘ ⌘ PLEASE NOTE: ⌘ ⌘ ⌘ ⌘ ⌘ ⌘

THE APPLICANT OR THEIR REPRESENTATIVE IS RESPONSIBLE TO KEEP TRACK OF ALL EXPIRATION DATES FOR ANY AND ALL APPROVALS GRANTED TO A PROJECT. EXTENSIONS MUST BE APPLIED FOR PRIOR TO EXPIRATION DATE.

PLANNING BOARD APPLICATION SUBMITTAL CHECKLIST

The following items are to be returned to the Planning Board Secretary, complete as a package, to make application to appear before the Planning Board:

CHECK

OFF (ONE ORIGINAL & TWO COPIES OF ALL EXCEPT PLANS)

1. Completed Page 1 and 2 of Application form. (Original Copy) X
2. Agricultural Data Statement (If you answer yes to #9 on application) N/A
3. Applicant/Owner Proxy Statement (Original) (MUST HAVE IF APPLICABLE) X
4. a. Applicable completed Check List for subdivision/L.L. Chg. or Site Plan X
b. Approval box on all sheets of plan as described in #4 of Subdivision Check List and #2 of Site Plan Check List.
5. Short Form EAF (Unless instructed to prepare long form). (Original & two copies) X
6. Flood Hazard Area Development Application. N/A
7. EIGHT Sets of plans – folded to fit in legal size file folder with name block showing. X
8. SEPARATE CHECKS AS FOLLOWS: (Choose appropriate category for your project)

SITE PLANS:

Two Separate Checks: (One check for application fee and separate check for escrow amount)

Special Permit Application and Review Fee..... \$250.00
Application fee..... \$125.00
Escrow (Unless other amount specified at workshop) \$750.00 \$ _____
(Additional escrow due for multi-family dwellings)

SUBDIVISIONS:

Two Separate Checks: (One check for application fee and separate check for escrow amount)

Application Fee...(minor subdivision only).....\$ 75.00
Application Fee...(major subdivision only).....\$150.00

ESCROW:

Residential: \$200.00 each - for each of first 4 lots
\$100.00 for each additional lot - Total:\$ _____

Commercial: \$500.00 each - for each of first 4 lots
\$200.00 for each additional lot - Total:\$ _____

LOT LINE CHANGE:

Two Separate Checks: (One check for application fee and separate check for escrow amount)

Application fee.....\$75.00 X
Escrow (Unless other amount specified at workshop). ...\$200.00.....\$275.00 X

PLEASE NOTE: ADDITIONAL FEES DUE UPON COMPLETION OF PLANNING BOARD REVIEW.

617.20

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR Kevin Moran, Orleans Homes	2. PROJECT NAME Woodside Crossing
3. PROJECT LOCATION: Municipality New Windsor County Orange	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) Northeast of the intersection of Brandywine Road and Luthien Forest Road	
5. PROPOSED ACTION IS: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: This is a lot line change within a previously approved residential subdivision. The lot line changing is between the drainage lot being dedicated to the town and Lot 26 of the project site.	
7. AMOUNT OF LAND AFFECTED: Initially 3.43 acres Ultimately 3.43 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe: R-1 Rural Residential	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, list agency(s) name and permit/approvals: Town of New Windsor Lot Line Change Approval	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, list agency(s) name and permit/approvals: Town of New Windsor Final Subdivision Approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Kevin Moran</u> Date: <u>10/19/07</u> Signature: <u>Kevin Moran, For Orleans Homes, Inc.</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1



PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.	
<input type="checkbox"/> Yes	<input type="checkbox"/> No
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.	
<input type="checkbox"/> Yes	<input type="checkbox"/> No
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:	
D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?	
<input type="checkbox"/> Yes	<input type="checkbox"/> No If Yes, explain briefly:
E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?	
<input type="checkbox"/> Yes	<input type="checkbox"/> No If Yes, explain briefly:

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide, on attachments as necessary, the reasons supporting this determination.

_____ Name of Lead Agency	_____ Date
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (If different from responsible officer)

Result

OWNER:

ORLEANS HOME BUILDERS INC.
3333 STREET ROAD
ONE GREENWOOD SQUARE SUITE 101
BENSALEM, PA 19020

EXISTING BULK TABLE

ZONE: R-1 RURAL RESIDENTIAL

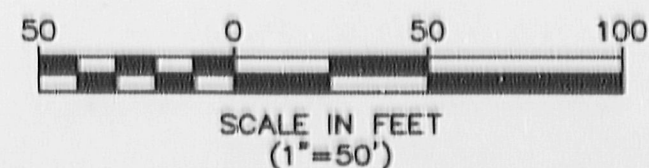
MINIMUM:	REQUIRED	PROVIDED LOT 26
AREA	80,000 SQ. FT.	110,465 SQ. FT.
NET AREA	60% - 48,000 SQ. FT.	60% - 48,000 SQ. FT.
LOT WIDTH	175'	441.1'
FRONT YARD	45'	N/A
SIDE YARD		
ONE	40'	N/A
BOTH	80'	N/A
REAR YARD	50'	N/A
STREET FRONTAGE	70'	866.97'
LIVABLE FLOOR AREA	1200 SQ.FT.	N/A
MAXIMUM:	PERMITTED	PROVIDED
BUILDING HEIGHT	35'	N/A
DEVELOPMENTAL COVERAGE	20%	N/A

PROPOSED BULK TABLE

ZONE: R-1 RURAL RESIDENTIAL

MINIMUM:	REQUIRED	PROVIDED DRAINAGE LOT*	PROVIDED LOT 26	REMARKS
AREA	80,000 SQ. FT.	68,162 SQ. FT.	81,469 SQ. FT.	OK
NET AREA	60% - 48,000 SQ. FT.	60% - 48,000 SQ. FT.	60% - 48,000 SQ. FT.	OK
LOT WIDTH	175'	414'	176'	OK
FRONT YARD	45'	N/A	46'	OK
SIDE YARD				
ONE	40'	N/A	47'	OK
BOTH	80'	N/A	102'	OK
REAR YARD	50'	N/A	313'	OK
STREET FRONTAGE	70'	414'	627'	OK
LIVABLE FLOOR AREA	1200 SQ.FT.	N/A	3502 SQ.FT.	OK
MAXIMUM:	PERMITTED	PROVIDED	PROVIDED	
BUILDING HEIGHT	35'	N/A	<35'	OK
DEVELOPMENTAL COVERAGE	20%	N/A	16%	OK

* DRAINAGE LOT IS NOT A BUILDING LOT



Leonardo E. Ponzo
LEONARDO E. PONZO
NEW YORK STATE PROFESSIONAL
LAND SURVEYOR L.C. NO. 050282-1

Andrew B. Fetherston
ANDREW B. FETHERSTON
NEW YORK STATE PROFESSIONAL
ENGINEER L.C. NO. 073555

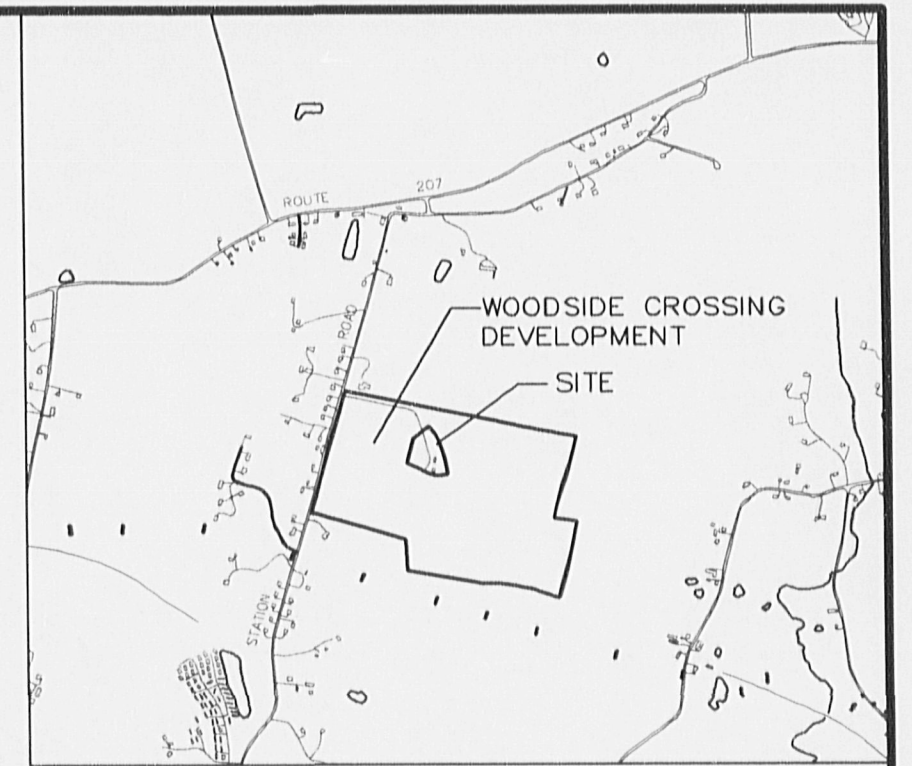
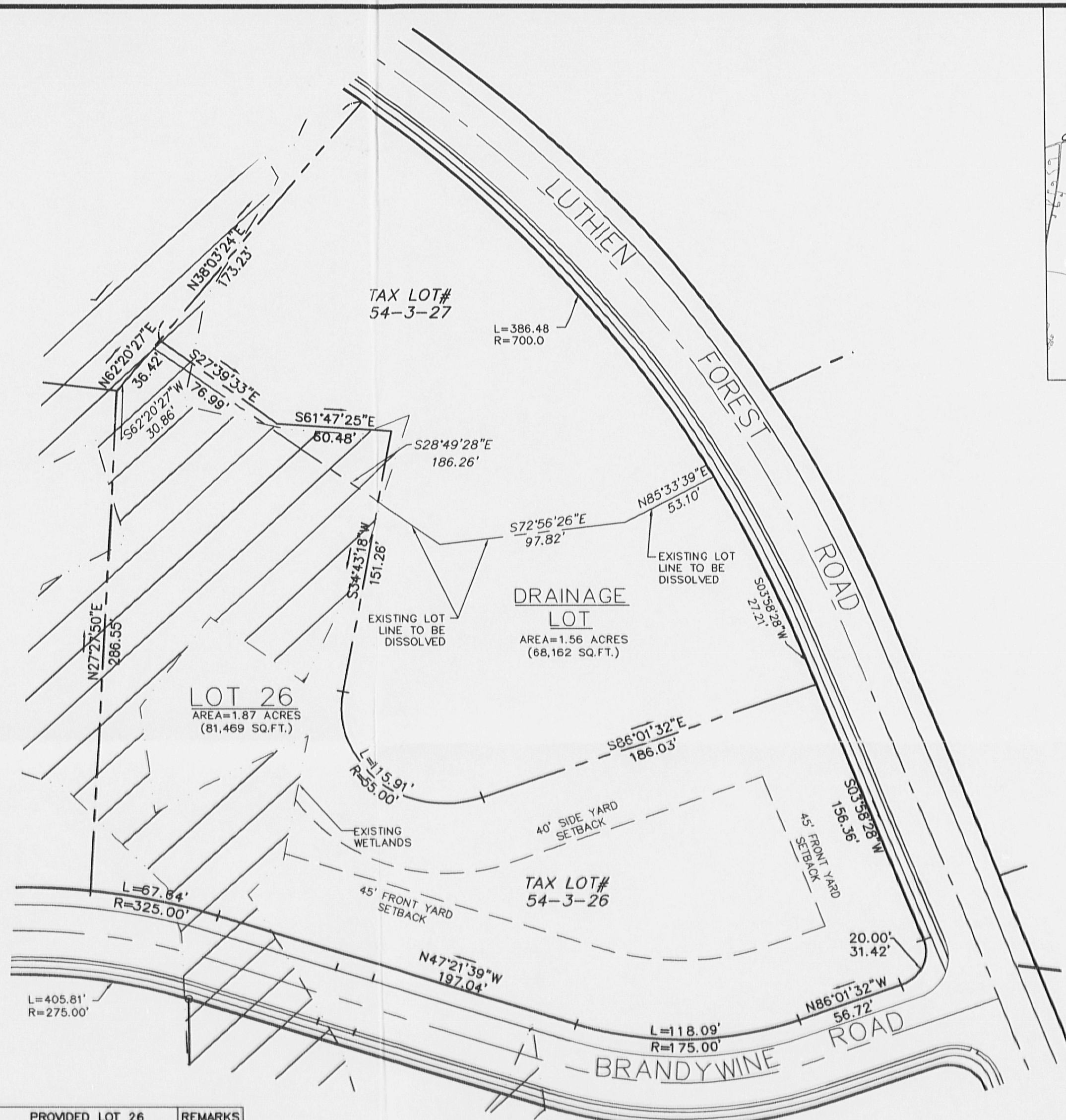
MASER CONSULTING P.A.
Consulting, Municipal & Environmental Engineers
Planners • Surveyors • Landscape Architects
State of N.Y. Certificate of Authorization: 0000172

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Clinton, N.J.
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Logan, N.J.
Mt. Arlington, N.J.
West Nyack, N.Y.
Bethlehem, PA.

LOT LINE CHANGE
FOR
**WOODSIDE CROSSING AKA
MIDDLE EARTH DEVELOPMENT**
TAX LOT# 54-3-26
TAX LOT# 54-3-27
DRAINAGE LOT AND LOT 26
TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK

JOB NUMBER: 06000735A
DATE: 09/14/07
SCALE: 1"=50'
LATEST REVISION: 08/13/08
INDEX NUMBER: NB000350
DESIGN BY: PSH
SHEET NUMBER: 1 of 1



VICINITY MAP
SCALE: 1"=2000'

LEGEND

- EXISTING WETLANDS
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK

REFERENCE:
BOUNDARY INFORMATION IS BASED ON
SUBDIVISION PLAT PREPARED BY
JAMES C. CLEARWATER, PLS, MJS
ENGINEERING, DATED APRIL 3, 2003.

NOTE:
INFORMATION SHOWN HEREON WAS
FIELD VERIFIED BY MASER CONSULTING,
P.A. ON JUNE 25, 2007.

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

OCT - 8 2008

By: *[Signature]*
By: *[Signature]*

1	08/13/08	JJS	AS PER ORANGE COUNTY CLERK COMMENTS
REV.	DATE	DRAWN BY	DESCRIPTION